



**\$699,900**

**13575 S SONOITA RANCH CIR, VAIL, AZ  
85641, USA**

<https://rehomes.us>

6 BED | 4 BATH | 4 LIVING AREAS | 3654 SQFT | DEEP 3 CAR | RV  
PARKING | .94 AC | SWIM SPA & WHIRLPOOL | NEW CARPET  
7/27/23 | Luxury, resort-like, soaring ceilings, arched wall of  
windows, open concept, spacious rooms. A tranquil retreat, yet  
perfect for entertaining. Kitchen w/dual ovens, work [...]

- 6 beds
- 4.00 baths
- Single Family Residence
- Residential
- Active



**Michelle Bakarich PLLC**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 4.00 baths

**Year built:** 2006

**Days On Market:** 1

**County:** Pima

**Lot Acres:** 0.94 acres

**Lot Dimensions:** Irregular

**View:** Mountains,Panoramic,Sunset

**Type:** Single Family Residence

**Bedrooms:** 6 beds

**Lot size:** 40946.00 sq ft

**MLS #:** 22316203

**Bathrooms Full:** 3

**List Number Main:** 22316203

**Municipality/Zoning:** Pima County - GR1

**Township:** 16

Description

**Legal Description:** Sonoita Ranch Lot 45

Rooms

**Sauna Level:** Vail

**Kitchen Features: Pantry:** Closet

**Extra Room:** Den,Media,Office

**Kitchen Features: Countertops:** Granite

**Dining Areas:** Breakfast Bar,Breakfast Nook,Formal Dining Room

**Kitchen Features:** Dishwasher,Electric Range,Garbage Disposal,Lazy Susan,Refrigerator

Building Details

**Lot Features:** Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 3654.00 sq ft

**Stories:** One

**Fence:** Slump Block,Wrought Iron

**Garage/Carport Feat:** Electric Door Opener,Extended Length

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**Style:** Contemporary

**Construction Status:** Existing



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## Miscellaneous

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

**Subdivision Name:** Sonoita Ranch (1-50)

**Landscape - Front:** Other: Low Care, Shrubs, Trees

**Horse Property:** No

**Electric:** Electric Company: TEP

**Driveway:** Paved: Concrete

**Subdivision Restrict:** Age Restrictions: No

**Home Protection:** Offered: No

**Accessibility Option:** None

**Section:** 27

**Fire Protection:** Included in Taxes

**Range:** 16.00

**Road Type:** Paved

**Technology:** Built-Up, Alarm System, Cable TV

**Special Listing Conditions:** None

**Co-op Fee:** \$3

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear:** Other: Low Care, Shrubs, Sprinkler/Drip, Trees

**Subdivision Restrict:** Deed Restrictions: Yes

**Association & Fees:** HOA: Yes

**Home Protection:** Plan By: None

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-19-1020

**Property Disclosures:** Other

**Road Maintenance:** County

**Terms:** Cash, Conventional, VA

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## Listing Office

**ListingOfficeName:** Homesmart Advantage Group

**Listing Office Address:** 7481 E Tanque Verde Rd, Tucson, AZ 85715

**Listing Office Phone:** (520) 505-3000

**Listing Member Phone:** (520) 991-6234

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Foyer,Split Bedroom Plan,Vaulted Ceilings,Walk In Closet(s)

**Sewer:** Septic

**Primary Bathroom Features:** Double Vanity

**Pool: Conventional:** No

**Laundry:** Laundry Room,Storage

**Main Cooling:** Ceiling Fans,Central Air

**Patio/Deck:** Covered,Ramada

**Security:** Alarm Installed

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** Quarters

**Exterior Features:** Courtyard

**Neighborhood Feature:** Basketball Court,Paved Street,Putting Green

**Fireplace Location: Other:** Great Room

**Spa: Other:** Swim Spa

**Fireplace:** Insert

**Main Heating:** Electric,Forced Air

**Pool:** Above Ground,Spool

**Spa:** Hot Tub, Hot Tub

**Water Heater:** Electric

**Gas:** None

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## Nearby Schools

**High School:** Vail Dist Opt

**Elementary School:** Acacia

**Middle School:** Old Vail

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## Fees and Taxes

**Tax Year:** 2022

**Association & Fees: HOA Payment Frequency:** Quarterly

**Association & Fees: HOA Amt (Monthly):** \$30

